



CITY OF PLANO  
HERITAGE COMMISSION  
PLANO MUNICIPAL CENTER  
1520 K AVENUE  
MAY 23, 2006  
MINUTES

APPROVED

**Date of Meeting:** May 23, 2006  
**Time:** 6:00 p.m.  
**Location:** Training Room A, Municipal Center  
**Regular/Called:** Regular

**Members Present:**  Brian Chaput  
 Doug Cargo  
 Janice Cline  
 Jim Hiegel  
 Justin Nichols  
 Clinton Osteen  
 Pat Warren

**Staff Present:**  Marcus Watson, Heritage Preservation Officer  
 Joseph May, Senior Planning Technician  
 Jeff Zimmerman, Long-range Planning Manager

**Others Present:**

**Call to Order**

The meeting was called to order at 6:00 p.m., under the Texas Open Meetings Act.



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ITEM	DESCRIPTION	APPLICANT	CASE / ACTION
	<b>5:30pm Dinner for Commissioners – Planning Conference Room 2E</b> <b>6:00pm Regular Meeting – Training Room A, First Floor</b>		
1	General Comments  The Plano Heritage Commission will hear comments of public interest. Time constraints may be directed by the Chair of the Heritage Commission. Specific factual information, explanation of current policy, or clarification of the Heritage Commission's authority may be made in response to an inquiry. Any discussion or decision must be limited to a proposal to place the item on a future agenda. This pertains to items that are not listed on the agenda. Audience members will have the opportunity to comment on actual agenda items as they are considered in the course of this meeting.		
2	Approval of Minutes (April 25, 2006)		
3	Certificate of Appropriateness for Fencing, 1900 W. 15 <sup>th</sup> Street (Ammie Wilson House/Heritage Farmstead Museum)	COP	CA-05-06-009-A
4	Concept Plan Review and Approval for New Construction, 813 E. 17 <sup>th</sup> Street (Brooks Residence)	Brooks	CA-05-06-010-A
5	Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda	Staff	
	<b><u>Next Regular Meeting: June 27, 2006</u></b>		
	<b>The Heritage Commission may convene into executive session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items on the regular meeting.</b>		
	<b>ACCESSIBILITY STATEMENT</b>  Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Engineering Department at (972) 941-7152.		

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**Agenda Item No. 1 – General Comments**

**Description:**

In accordance with the Texas Open Meetings Act, the Heritage Commission will hear comments of public interest. Remarks are limited to five (5) minutes per speaker, with a maximum of thirty (30) total minutes of testimony. Other time restraints may be directed by the Chair.

Specific factual information or an explanation of current policy may be made in response to an inquiry, but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired.

**Speaker:**

No comments.

**Subject:**

**Action:**

**Agenda Item No. 2 -- Approval of Minutes (April 25, 2006)**

**Description:**

The minutes of the last meeting included in HC packet for review.

**Action**

Changes:

Motion: Approve as amended.

1<sup>st</sup>: Hiegel

2<sup>nd</sup>: Caput

Vote: 6-0

Members Voting: Chaput, Cargo, Hiegel, Nichols, Osteen, Warren

Notes:

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### **Agenda Item No. 3 – Certificate of Appropriateness for Fencing, 1900 W. 15<sup>th</sup> Street (Ammie Wilson House/Heritage Farmstead Museum)**

**Applicant/Presenter: COP**

**Case #: CA-05-06-009**

#### **Description:**

This is an individually-designated structure and farmstead.

Due to the declining living screen around the property, current fence maintenance issues and concerns from the adjacent residential neighborhood, the Heritage Farmstead proposes a series of different types of walls and fences to address each area of the perimeter of the property.

Along the back of the lot, against the residences, there will be a solid brick wall. Along Pitman Dr. from the back to the front around the parking lot will be a latticed brick wall (partially open). Along 15th Street will be open metal fencing between brick columns. There will also be three arched entryways.

In July of 2005, the Heritage Commission approved the concept plan for the fences with no stipulations. Since then, the architect has further developed the plans based on the original design concept. The applicant is now seeking full C.A. approval.

#### **Design Guidelines:**

The zoning regulations do not currently (as of this writing) allow 8-foot fences on the three street-frontage sides of this property. However, Planning and Zoning Commission approved a change to the "H" designation to allow it. It will be presented to the City Council on Monday, May 22. If approved, the fences will be allowed by the zoning regulations.

#### **Staff Comments:**

While this type of wall and fence is especially fancy and elaborate for a farm in the middle of the country, it is an appropriate style for the period (normally in town on a grand property). In the 1890's, a fence/wall like this one would have been more common around a grand residence than a picket fence. The environment around the property has, of course, changed drastically since this was a farm and security issues have increased. Because the Farmstead's surroundings are modern, the site and its activities have long been focused inward. Consequently, the fence will have no adverse effect on the resource and the area.

**Recommended Motion:** Move to approve the C.A. as submitted. This recommendation assumes that the City Council adopts the revised zoning request on May 22. If the CC tables or modifies the zoning request, approval should be subject to formal City Council action.

#### **Action**

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Speakers:

Comments:

Motion: Approve as submitted.

Stipulations:

1<sup>st</sup>: Cargo

2<sup>nd</sup>: Hiegel

Vote: 6-0

Members Voting: Chaput, Cargo, Hiegel, Nichols, Osteen, Warren

Notes:

### **Agenda Item No. 4– Concept Plan Review and Approval for New Construction, 813 E. 17<sup>th</sup> Street (Brooks Residence)**

**Applicant/Presenter: Brooks**

**Case #: CA-05-06-010**

#### **Description:**

This is a vacant lot in the Haggard Park Heritage District.

The applicant proposes a new 2-story single-family home of approx. 2300 squ. ft. with a future 1-car detached garage. The proposed style of the house is "Folk Victorian," a style found easily in the district and general area.

This is a concept plan review.

#### **Design Guidelines:**

##### 10. NEW CONSTRUCTION OF PRIMARY STRUCTURES AND MOVE-IN STRUCTURES

10.1. The style of new or move-in structures will be determined by the location of the lot and existing styles of historic structures on the blockface.

10.2. Minimum lot sizes must be 50x100. The front façade of new construction or a move-in structure located on a lot of this or similar size must be a minimum of 30' in width for 1 and 1.5 story structures, and 35' for two-story structures.

10.3. For lots larger than 80x100, the front façade must be a minimum of 40' in width for 1 and 2-story structures.

10.4. The width of a front façade of a new single-family residence must not be more than 20 percent greater than the average width of single family dwellings on the blockface, if located on similar sized lots.

10.5. The height of new construction and move-in structures should be compatible with the height of similar structures in the district.

10.6. Where the ordinance creating the district limits height to three stories, the third story should be directly under the roof of the structure (i.e., finished attic space, or half story).

#### **Staff Comments:**

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This is a concept plan review only. The Commission may approve any or all of the submission with or without comments, suggestions, omissions or stipulations.

This plan meets the Design Guidelines and is an excellent example of the Folk Victorian style and of infill construction in this neighborhood. The Secretary of the Interior's Standards state that new construction should be compatible with its surroundings without directly imitating them or creating "false history." The structure does that by displaying basic architectural features fitting the Folk Victorian style but using modern construction methods and materials.

**Recommended Motion:** Move approval of the concept plan as submitted with final approval required at a subsequent meeting.

### **Action**

Speakers:

Comments:

Motion: Approve as submitted.

Stipulations:

1<sup>st</sup>: Cargo

2<sup>nd</sup>: Osteen

Vote: 6-0

Members Voting: Chaput, Cargo, Hiegel, Nichols, Osteen, Warren

Notes:

### **Agenda Item No. 5 - Staff / Commissioner Reports, Committee Appointments, and Items for a Future Agenda**

#### **Description:**

Staff and Commissioners may report on meetings and events and suggest topics for future agendas.

#### **Reports and/or Actions:**

Commissioner Nichols recommended the following items for future consideration:

- Public feedback on present guidelines for the tax exemption program
- Give staff the opportunity to approve color schemes in advance
- Public hearing on grant application process when mailed out to current applicants

It was the consensus of those present to initiate discussions at the next regular meeting regarding the guidelines used to evaluate tax exemption requests and the delegation of color scheme approval to staff within certain parameters. Those present also agreed by consensus to reevaluate the procedures and criteria relating to the review of Heritage Preservation Grants after the completion of this year's review.

### **Adjournment**

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Motion: To adjourn.

1<sup>st</sup>: Hiegel

2<sup>nd</sup>: Nichols

Vote: 6-0

Members Voting: Chaput, Cargo, Hiegel, Nichols, Osteen, Warren